131.0	0003	0004.0	1 of 1	Residential		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,165,000 /	1,165,000
					USE VALUE:	1,165,000 /	1,165,000
					ASSESSED:	1,165,000 /	1,165,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
46		NORFOLK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MYER VICKESH ETAL/ TRUSTEES	
Owner 2:	VICKESH MYER REVOCABLE TRUST	
Owner 3:	HEATHER ADKINS HUET REVOCABLE	
Street 1:	46 NORFOLK RD	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry	Own Occ: Y
Postal:	02476	Type:

PREVIOUS OWNER

Owner 1:	MYER VIC E -
Owner 2:	-
Street 1:	46 NORFOLK RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .215 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1911, having primarily Wood Shingle Exterior and 1883 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	9344.000	564,000	2,200	598,800	1,165,000
Total Card	0.215	564,000	2,200	598,800	1,165,000
Total Parcel	0.215	564,000	2,200	598,800	1,165,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 618.83 | /Parcel: 618.83

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	84508
GIS Ref	
GIS Ref	
Insp Date	08/30/17

!10260!

PREVIOUS ASSESSMENT

Parcel ID: 131.0-0003-0004.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	564,000	2200	9,344.	598,800	1,165,000		Year end	12/23/2021
2021	101	FV	548,000	2200	9,344.	598,800	1,149,000		Year End Roll	12/10/2020
2020	101	FV	547,800	2200	9,344.	598,800	1,148,800	1,148,800	Year End Roll	12/18/2019
2019	101	FV	205,400	2200	9,344.	632,000	839,600	839,600	Year End Roll	1/3/2019
2018	101	FV	249,400	2200	9,344.	465,700	717,300	717,300	Year End Roll	12/20/2017
2017	101	FV	249,400	2200	9,344.	445,800	697,400	697,400	Year End Roll	1/3/2017
2016	101	FV	249,400	2200	9,344.	412,500	664,100	664,100	Year End	1/4/2016
2015	101	FV	235,100	2200	9,344.	346,000	583,300	583,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	10:23:55

LAST REV

Date	Time
05/28/20	11:46:38
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 10260

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MYER VIC E,	74657-517		5/12/2020	Convenience	1	No	No		
WAGNER CHARLES	68015-430		9/14/2016		770,000	No	No		
GALLAGHER JAMES	9264-211		11/5/1958		16,500	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/5/2018	740	Window/S	152,000	O				
8/16/2017	1043	Dormers	190,000	O				
8/7/2013	1183	Redo Bat	2,000	O				
7/2/2013	1001	Manual	3,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
5/21/2019	Permit Visit	DGM	D Mann
8/30/2017	MEAS&NOTICE	HS	Hanne S
3/15/2017	SQ Returned	EMK	Ellen K
5/2/2014	External Ins	PC	PHIL C
2/26/2014	Info Fm Prmt	EMK	Ellen K
1/8/2014	Info Fm Prmt	EMK	Ellen K
1/6/2009	Meas/Inspect	189	PATRIOT
11/1/1999	Meas/Inspect	243	PATRIOT
7/30/1992		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	84508
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		9344		Sq. Ft.	Site		0	90.	0.71	10			Topo	-5					598,777						598,800	

Total AC/HA:	0.21451	Total SF/SM:	9344	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	598,777	Spl Credit		Total:	598,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	1911	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G20	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.20773935
Const Adj.:	1.01989794
Adj $ / SQ:	166.289
Other Features:	105661
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	591160
Depreciation:	27193
Depreciated Total:	563967

COMMENTS

FPL NOT WORKING HEATING SYSTEM NOT WORKING TOILET BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

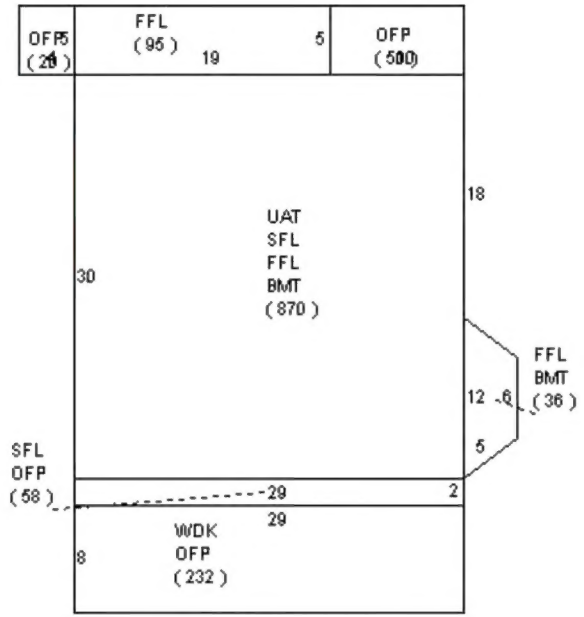
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	201.21
Special Features:	0	Val/Su Net:	156.75
Final Total:	564000	Val/Su SzAd	299.59

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,001	166.290	166,455
BMT	Basement	906	49.890	45,197
SFL	Second Floor	882	166.290	146,600
OFP	Open Porch	360	21.500	7,741
WDK	Deck	232	10.520	2,440
UAT	Upper Attic	218	66.520	14,467

Net Sketched Area:	3,598			Total:	382,900
Size Ad	1882.6	Gross Area	4297	FinArea	1883

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	95				

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

131.0-0003-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	13X19	A	PR	1911	25.12	T	64	101			2,200			2,200

More:	N	Total Yard Items:	2,200	Total Special Featues:		Total:	2,200

IMAGE

AssessPro Patriot Properties, Inc